

PUBLIC WORKS & UTILITIES COMMITTEE

11-0131R

RESOLUTION ORDERING THE IMPROVEMENT OF IVANHOE STREET  
FROM 49TH AVENUE EAST TO 54TH AVENUE EAST AT AN  
ESTIMATED COST OF \$1,369,200.

CITY PROPOSAL:

RESOLVED, that it is deemed necessary for public convenience and safety and it is hereby ordered that Ivanhoe Street from 49th Avenue East to 54th Avenue East (city project no. 0851TR) be improved.

FURTHER RESOLVED, that said work be done by contract and that the estimated cost of said project as estimated by the city engineer is \$1,369,200, payable from Street Improvement Fund 440-038-5530. The funding sources for this project will be as follows: \$834,000 from Street Improvement Fund 440, \$235,200 from Water Fund 510, \$100,000 from Stormwater Utility Fund 535, \$200,000 from Sanitary Sewer Fund 530, and of these project costs \$211,500 will be assessed to benefitting properties.

FURTHER RESOLVED, that assessments shall be levied upon lands benefitting per the preliminary assessment roll (Public Document No. \_\_\_\_\_, and may be

paid in 15 annual installments at municipal bond index fund rate plus 1.50 per cent interest.

Approved:

Approved for presentation to council:

*OC* Cleburne  
Department Director

D. M. J.  
Chief Administrative Officer

Purchasing Agent D. W.

Approved as to form:

Approved:

Anna Johnson  
Attorney

W. H. M.  
Auditor

ENG GS:11 3/4/2011

STATEMENT OF PURPOSE: This resolution will order in assessable improvements of Ivanhoe Street from 49th Avenue East to 54th Avenue East.

As provided for in Section 61 of the City Charter, the process can be commenced either by petition or by action of the city council itself. The latter route is being used in this case as the street in question is of critical function to the neighborhood it serves and to the city as a whole.

CONTRACT NBR 9902580  
 IVANHOE STREET  
 FROM 49TH TO 54TH AVE EAST

IMP CODE PS NUM YRS 15 TOTAL FACTORS 1.00 TOTAL COST 50.00

PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT
0790-15150	9902580	P	DULUTH BOARD OF EDUCATION 215 N 1ST AVE E DULUTH MN 55802	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 107 RANGE LOTS 1470 AND 1471 1,000.00
		PS	20.00	
0790-15170	9902580	P	ROGGE JOHN F & SUSAN M 4902 IVANHOE ST DULUTH MN 55804	4902 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1472 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15180	9902580	P	ROGGE JOHN F & SUSAN M 4902 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1473 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15190	9902580	P	ROGGE JOHN F & SUSAN M 4902 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1474 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15200	9902580	P	ROGGE JOHN F & SUSAN M 4902 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1475 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15210	9902580	P	WENDLANDT JASON & SARAH 4910 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1476 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15220	9902580	P	WENDLANDT JASON & SARAH 4910 IVANHOE ST DULUTH MN 55804	4910 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1477 BLK/TWN 108 RANGE 1,250.00
		PS	25.00	
0790-15230	9902580	P	WENDLANDT JASON & SARAH 4910 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 108 RANGE LOTS 1478 AND 1479 2,500.00
		PS	50.00	
0790-15250	9902580	P	HOUSING & REDEVELOPMENT AUTHORITY 222 E 2ND ST DULUTH MN 55805	4918 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 108 RANGE LOTS 1480 AND 1481 BLOCK 108 2,500.00
		PS	50.00	
0790-15270	9902580	P	STAUBER JANE A 4924 IVANHOE ST DULUTH MN 55804	4924 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 108 RANGE LOTS 1482,1483,1484 3,750.00
		PS	75.00	
0790-15300	9902580	P	HUMMEL JOHN J 4930 IVANHOE ST DULUTH MN 55804	4930 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 108 RANGE LOTS 1485 THRU 1487 3,750.00
		PS	75.00	

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PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT
0790-15330	9902580	P	TRAYLOR DANIEL R & MINDY L 5002 IVANHOE DULUTH MN 55804  PS 75.00	5002 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 109 RANGE LOTS 1488,1489,1490 3,750.00
0790-15360	9902580	P	SUH EUN KYUNG 5010 IVANHOE ST DULUTH MN 55804  PS 25.00	5010 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1491 BLK/TWN 109 RANGE 1,250.00
0790-15370	9902580	P	SUH EUN KYUNG 5010 IVANHOE ST DULUTH MN 55804  PS 25.00	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1492 BLK/TWN 109 RANGE 1,250.00
0790-15380	9902580	P	SUH EUN KYUNG 5010 IVANHOE ST DULUTH MN 55804  PS 25.00	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1493 BLK/TWN 109 RANGE 1,250.00
0790-15390	9902580	P	CARLIN BARRY & KIM 5016 IVANHOE ST DULUTH MN 55804  PS 50.00	5016 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 109 RANGE LOTS 1494 AND 1495 2,500.00
0790-15410	9902580	P	CARLIN BARRY & KIM 5016 IVANHOE ST DULUTH MN 55804  PS 40.00	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 109 RANGE LOT 1496 AND WLY 15 FT OF LOT 1497 2,000.00
0790-15420	9902580	P	SHER PHILLIP & MIRIAM 5026 IVANHOE ST DULUTH MN 55804  PS 60.00	5026 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 109 RANGE LOT 1497 EX WLY 15 FT AND ALL OF L 3,000.00
0790-15450	9902580	P	SHER PHILLIP & MIRIAM 5026 IVANHOE ST DULUTH MN 55804  PS 50.00	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 00 BLK/TWN 109 RANGE LOTS 1500 AND 1501 2,500.00
0790-15470	9902580	P	CYR SCOTT D 5032 IVANHOE ST DULUTH MN 55804  PS 50.00	5032 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 109 RANGE LOTS 1502 AND 1503 2,500.00
0790-15490	9902580	P	KASTELIC JONATHAN A 729 N 43RD AVE E DULUTH MN 55804-1921  PS 50.00	5102 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 110 RANGE LOTS 1504 AND 1505 2,500.00
0790-15510	9902580	P	HOUSING & REDEVELOPMENT AUTHORITY 222 E 2ND ST DULUTH MN 55805  PS 50.00	5104 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC BLK/TWN RANGE LOTS 1506 AND 1507 BLOCK 110 2,500.00

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PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT			
0790-15530	9902580	P	SORVIK BRIAN L 5106 IVANHOE ST DULUTH MN 55804			5106 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 110 RANGE LOTS 1508 AND 1509	
			PS	50.00		2,500.00	
0790-15550	9902580	P	HENDRICKSON JULIE 5116 IVANHOE ST DULUTH MN 55804			5116 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 110 RANGE LOTS 1510 AND 1511	
			PS	50.00		2,500.00	
0790-15570	9902580	P	BECKER LOUISE 5120 IVANHOE ST DULUTH MN 55804			5120 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 110 RANGE LOTS 1512 AND 1513	
			PS	50.00		2,500.00	
0790-15590	9902580	P	BALL RONNIE R 5132 IVANHOE ST DULUTH MN 55804			5132 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 110 RANGE LOTS 1514 THRU 1519	
			PS	150.00		7,500.00	
0790-15650	9902580	P	HANSEN LAURNA J 2420 N 52ND AVE E DULUTH MN 55804			2420 N 52ND AVE E CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 111 RANGE LOTS 1520 THRU 1523 EX NLY 70 FT	
			PS	50.00		2,500.00	
0790-15655	9902580	P	EICHERS CHAD 5202 IVANHOE ST DULUTH MN 55804-1138			5202 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 111 RANGE 00 NLY 70 FT OF LOT 1520 1521 1522 &	
			PS	50.00		2,500.00	
0790-15690	9902580	P	NESGODA LAWRENCE 5214 IVANHOE ST DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC BLK/TWN RANGE LOT 1524	
			PS	25.00		1,250.00	
0790-15700	9902580	P	NESGODA LAWRENCE 5214 IVANHOE ST DULUTH MN 55804			5214 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 111 RANGE LOTS 1525 THRU 1527	
			PS	75.00		3,750.00	
0790-15730	9902580	P	JACKSON BERNIE A 5222 IVANHOE ST DULUTH MN 55804			5222 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 111 RANGE LOTS 1528 THRU 1531	
			PS	100.00		5,000.00	
0790-15770	9902580	P	LANCOUR GEORGE W & KATHLEEN 5228 IVANHOE STREET DULUTH MN 55804			5228 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 111 RANGE LOTS 1532 THRU 1535	
			PS	100.00		5,000.00	
0790-15810	9902580	P	DAOUST LYNN M 5302 IVANHOE ST DULUTH MN 55804			5302 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 00 BLK/TWN 112 RANGE LOTS 1536 AND 1537	
			PS	50.00		2,500.00	

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PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT			
0790-15830	9902580	P	GERST RONALD S & JUDY A 5306 IVANHOE ST DULUTH MN 55804			5306 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 112 RANGE 00 LOTS 1538 THRU 1540	
			PS	75.00			3,750.00
0790-15860	9902580	P	MARTINSON JEFFREY L C/O TRIANGLE PROPERTIES LLC 2318 PIKE LAKE RD SHAKOPEE MN 55379			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 112 RANGE 00 LOT 1541	
			PS	25.00			1,250.00
0790-15870	9902580	P	MARTINSON JEFFREY L C/O TRIANGLE PROPERTIES LLC 2318 PIKE LAKE RD SHAKOPEE MN 55379			5316 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1542 BLK/TWN 112 RANGE	
			PS	25.00			1,250.00
0790-15880	9902580	P	MARTINSON JEFFREY L C/O TRIANGLE PROPERTIES LLC 2318 PIKE LAKE RD SHAKOPEE MN 55379			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1543 BLK/TWN 112 RANGE	
			PS	25.00			1,250.00
0790-15890	9902580	P	MARTINSON JEFFREY L C/O TRIANGLE PROPERTIES LLC 2318 PIKE LAKE RD SHAKOPEE MN 55379			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1544 BLK/TWN 112 RANGE W 1/2	
			PS	12.50			625.00
0790-15895	9902580	P	BURKE CHRISTOPHER G 5320 IVANHOE ST DULUTH MN 55804			5320 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 112 RANGE E1/2 OF LOT 1544 ALL OF LOTS 1545	
			PS	68.00			3,400.00
0790-15920	9902580	P	MCLACHAN STEVEN D & CHERYL M 5322 IVANHOE ST DULUTH MN 55804			5322 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 112 RANGE LOT 1547 EX WLY 5 1/2 FT , LOT 154	
			PS	77.00			3,850.00
0790-15950	9902580	P	GRIFFIN TOM 5334 IVANHOE DULUTH MN 55804			5334 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 112 RANGE LOT 1550 EX W 7 1/2 FT & ALL OF LO	
			PS	117.50			5,875.00
0790-16000	9902580	P	LANE DANIEL J 5331 IVANHOE ST DULUTH MN 55804			5331 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 113 RANGE LOTS 1555 1556 AND 1557	
			PS	75.00			3,750.00
0790-16030	9902580	P	HANSON STEVEN A 5329 IVANHOE ST DULUTH MN 55804			5329 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC BLK/TWN 113 RANGE LOTS 1558 1559 AND 1560	
			PS	75.00			3,750.00
0790-16060	9902580	P	STENBERG MILES A 5323 IVANHOE ST DULUTH MN 55804			5323 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1561 BLK/TWN 113 RANGE	
			PS	25.00			1,250.00

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PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT
0790-16070	9902580 P	STENBERG MILES A 5323 IVANHOE ST DULUTH MN 55804		CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1562 BLK/TWN 113 RANGE
		PS	25.00	1,250.00
0790-16080	9902580 P	STENBERG MILES A 5323 IVANHOE ST DULUTH MN 55804		CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1563 BLK/TWN 113 RANGE
		PS	25.00	1,250.00
0790-16090	9902580 P	FRIELUND ALLEN R 5315 IVANHOE ST DULUTH MN 55804		5315 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 113 RANGE LOTS 1564 THRU 1567
		PS	100.00	5,000.00
0790-16130	9902580 P	KIMBALL ANNA MAE 5307 IVANHOE ST DULUTH MN 55804		5307 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 113 RANGE LOTS 1568 1569 AND 1570
		PS	75.00	3,750.00
0790-16160	9902580 P	NORGREN MARGARET R 5301 IVANHOE ST DULUTH MN 55804		5301 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 113 RANGE LOTS 1571 1572 AND 1573
		PS	75.00	3,750.00
0790-16190	9902580 P	ROUSE STANLEY A 5231 IVANHOE STREET DULUTH MN 55804		5231 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 114 RANGE LOTS 1574 THRU 1577
		PS	100.00	5,000.00
0790-16230	9902580 P	FOURNIER LAURA L 5227 IVANHOE ST DULUTH MN 55804		5227 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 114 RANGE LOTS 1578 AND 1579
		PS	50.00	2,500.00
0790-16250	9902580 P	LANE MADELYNNE A 5217 IVANHOE ST DULUTH MN 55804		5217 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 000 RANGE LOTS 1580 THRU 1583 BLK 114 AND LO
		PS	100.00	5,000.00
0790-16290	9902580 P	CERYES ROBERTA G & VERNON 5209 IVANHOE ST DULUTH MN 55804		5209 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 114 RANGE LOTS 1584 AND 1585
		PS	50.00	2,500.00
0790-16310	9902580 P	RINDAL NEVELYN J 5201 IVANHOE ST DULUTH MN 55804		5201 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 114 RANGE LOTS 1586 THRU 1589
		PS	100.00	5,000.00
0790-16350	9902580 P	LUNDQUIST WAYNE LEE & KAROL A 5131 IVANHOE ST DULUTH MN 55804		5131 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 115 RANGE LOTS 1590 THRU 1593
		PS	100.00	5,000.00

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IMP CODE	PS	NUM YRS	15	TOTAL FACTORS	1.00	TOTAL COST	50.00
PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT			
0790-16390	9902580	P	SPEHAR GREGORY 5121 IVANHOE ST DULUTH MN 55804	5121 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 115 RANGE LOTS 1594 AND 1595	PS	50.00	2,500.00
0790-16410	9902580	P	BRAUN JOAN E 5117 IVANHOE ST DULUTH MN 55804	5117 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 115 RANGE LOTS 1596 AND 1597	PS	50.00	2,500.00
0790-16430	9902580	P	WALTERS TIMOTHY R 5115 IVANHOE ST DULUTH MN 55804	5115 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 115 RANGE LOTS 1598 THRU 1601	PS	100.00	5,000.00
0790-16470	9902580	P	MELVIN RICHARD G COLLINS DANA R 5105 IVANHOE ST DULUTH MN 55804	5105 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 115 RANGE LOTS 1602 THRU 1605	PS	100.00	5,000.00
0790-16510	9902580	P	JAGIM RYAN & JULIE 5031 IVANHOE ST DULUTH MN 55804	5031 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 00 BLK/TWN 116 RANGE LOTS 1606 AND 1607	PS	50.00	2,500.00
0790-16530	9902580	P	JAGIM RYAN & JULIE 5031 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 116 RANGE LOTS 1608 AND 1609	PS	50.00	2,500.00
0790-16550	9902580	P	JAGIM RYAN & JULIE 5031 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1610 BLK/TWN 116 RANGE	PS	25.00	1,250.00
0790-16560	9902580	P	MUNSON KATHERINE E 5015 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1611 BLK/TWN 116 RANGE	PS	25.00	1,250.00
0790-16570	9902580	P	MUNSON KATHERINE E 5015 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1612 BLK/TWN 116 RANGE	PS	25.00	1,250.00
0790-16580	9902580	P	MUNSON KATHERINE E 5015 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1613 BLK/TWN 116 RANGE ELY 1/2	PS	12.50	625.00
0790-16590	9902580	P	MUNSON KATHERINE E 5015 IVANHOE ST DULUTH MN 55804	5015 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 116 RANGE WLY 1/2 OF LOT 1613 AND ALL OF LOT	PS	62.50	3,125.00

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PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT			
0790-16610	9902580	P	WICKER DAVID H 5009 IVANHOE ST DULUTH MN 55804			5009 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 116 RANGE LOTS 1616,1617,1618	
			PS	75.00		3,750.00	
0790-16650	9902580	P	HENCZ WAYNE J 5001 IVANHOE ST DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1619 BLK/TWN 116 RANGE	
			PS	25.00		1,250.00	
0790-16660	9902580	P	HENCZ WAYNE J 5001 IVANHOE ST DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1620 BLK/TWN 116 RANGE E 8 1/3 FT	
			PS	8.33		416.50	
0790-16670	9902580	P	HENCZ WAYNE J 5001 IVANHOE ST DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1620 BLK/TWN 116 RANGE W 16 2/3 FT	
			PS	16.67		833.50	
0790-16680	9902580	P	HENCZ WAYNE J 5001 IVANHOE ST DULUTH MN 55804			5001 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1621 BLK/TWN 116 RANGE	
			PS	25.00		1,250.00	
0790-16690	9902580	P	JOHNSON RALPH W & MARY A 3919 ROCKVIEW CT DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1622 BLK/TWN 117 RANGE	
			PS	25.00		1,250.00	
0790-16700	9902580	P	JOHNSON RALPH W & MARY A 3919 ROCKVIEW CT DULUTH MN 55804			4931 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1623 BLK/TWN 117 RANGE	
			PS	25.00		1,250.00	
0790-16710	9902580	P	JOHNSON RALPH W & MARY A 3919 ROCKVIEW CT DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1624 BLK/TWN 117 RANGE	
			PS	25.00		1,250.00	
0790-16720	9902580	P	IRVING MARK G & DIANE 4923 IVANHOE ST DULUTH MN 55804			4923 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 117 RANGE LOTS 1625 THRU 1627	
			PS	75.00		3,750.00	
0790-16750	9902580	P	WEAVER ARDEN W & CAROL 4919 IVANHOE ST DULUTH MN 55804			4919 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1628 BLK/TWN 117 RANGE	
			PS	25.00		1,250.00	
0790-16760	9902580	P	WEAVER ARDEN W & CAROL 4919 IVANHOE ST DULUTH MN 55804			CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1629 BLK/TWN 117 RANGE	
			PS	25.00		1,250.00	

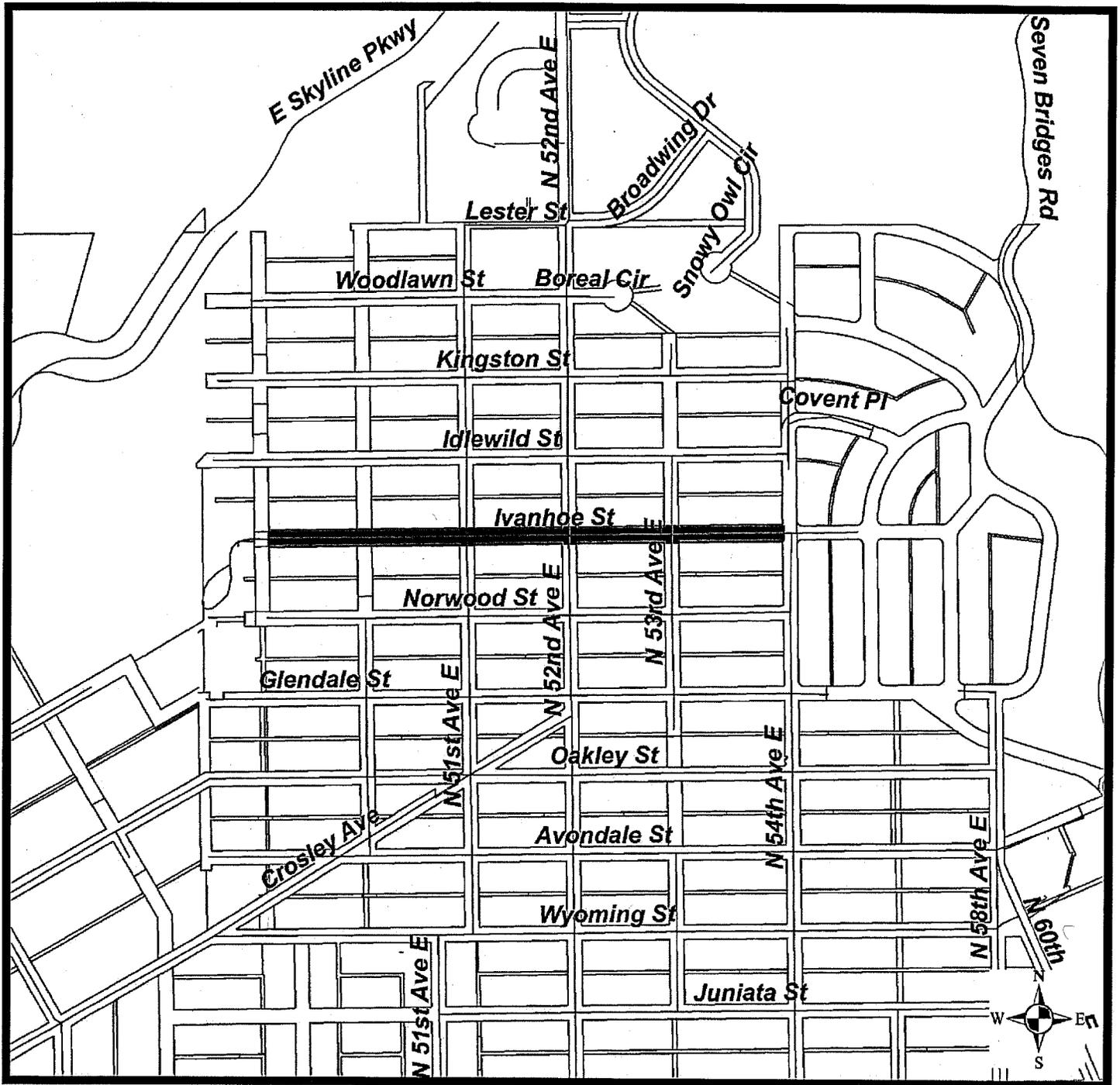
CONTRACT NBR 9902580  
 IVANHOE STREET  
 FROM 49TH TO 54TH AVE EAST

IMP CODE PS NUM YRS 15 TOTAL FACTORS 1.00 TOTAL COST 50.00

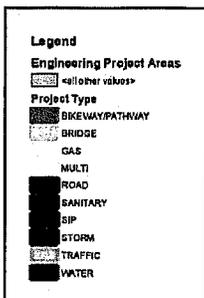
PLAT-PARCL	CONTRACT	IMP CODE	FACTORS	COST AMT
0790-16770	9902580	P	WEAVER ARDEN W & CAROL 4919 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1630 BLK/TWN 117 RANGE
		PS	25.00	1,250.00
0790-16780	9902580	P	STANIUS RICKARD A & LINDA J 4909 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1631 BLK/TWN 117 RANGE
		PS	25.00	1,250.00
0790-16790	9902580	P	STANIUS RICKARD A & LINDA J 4909 IVANHOE ST DULUTH MN 55804	4909 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1632 BLK/TWN 117 RANGE
		PS	25.00	1,250.00
0790-16800	9902580	P	STANIUS RICKARD A & LINDA J 4909 IVANHOE ST DULUTH MN 55804	CROSLEY PARK ADDITION TO DULUTH LOT/SEC 1633 BLK/TWN 117 RANGE
		PS	25.00	1,250.00
0790-16810	9902580	P	BELSITO PAUL 4901 IVANHOE DULUTH MN 55804	4901 IVANHOE ST CROSLEY PARK ADDITION TO DULUTH LOT/SEC 0000 BLK/TWN 117 RANGE LOTS 1634 THRU 1637
		PS	100.00	5,000.00
2780-00050	9902580	P	DULUTH BOARD OF EDUCATION 215 N 1ST AVE E DULUTH MN 55802	4849 IVANHOE ST LAKESIDE GARDENS DULUTH LOT/SEC 0005 BLK/TWN 001 RANGE INC PART OF VAC ST AD
		PS	20.00	1,000.00

CONTRACT NBR 9902580  
IVANHOE STREET  
FROM 49TH TO 54TH AVE EAST

IMP CODE	PS	NUM YRS	15	TOTAL FACTORS	1.00	TOTAL COST	50.00
PERMANENT STREET				NBR RECS 83	FACTORS 4,190.00	COST AMT	209,500.00
CONTRACT SUMMARY 9902580				# PARCELS 83			209,500.00
				GROSS STREET		209,500.00	
				GROSS OTHER			
				GROSS TOTAL		209,500.00	



**Ivanhoe St from 49th Ave E to 54th Ave E**  
**0851TR**



May 14, 2010  
 1 inch = 648 feet



## MEMORANDUM

**TO:** City Council Members

**CC:** Special Assessment Board

**FROM:** Greg Stoewer, Project Engineer  
730-5109

**DATE:** March 4, 2011

**RE:** **Special Assessment Board Ivanhoe Street Public Hearing Minutes  
City Project No. 0851TR**

Pursuant to Section 61 of the Duluth City Charter, upon completion of the public hearing, the SAB "shall transmit to the council the plans, specifications and estimates filed with it and shall report to the council its findings as to the necessity of the proposed public improvement and its recommendation therefore, and its recommendations as to the assessment, if any, of the cost thereof."

Attached are the minutes of the public hearing for the project.

Plans and specifications are available for review at the office of the City Engineer.

A public hearing was held in the Room 303, City Hall, on February 23, 2011 with the Special Assessment Board. Minutes of the hearing are attached. Comments were heard by the public and there was discussion of the construction process and assessment process. The Special Assessment Board then recommended that an ordering-in resolution for the Ivanhoe Street reconstruction be on the agenda for the February 14, 2011 council meeting.

**MINUTES OF THE SPECIAL ASSESSMENT BOARD PUBLIC HEARING  
IVANHOE STREET RECONSTRUCTION  
February 23, 2011, 6:00 PM, Room 303, City Hall**

**MEMBERS PRESENT:** David Montgomery, Chief Administrative Officer; John Gellatly, City Assessor; Jim Benning, Public Works & Utilities Director; Keith Hamre, Community Development Manager.

**ALSO PRESENT:** Greg Stoewer, Engineering; Linda Brophy, Assessor's Office.

Dave Montgomery called the meeting to order at 6:00 PM.

Project Engineer Greg Stoewer gave an overview of the project. The existing five blocks of Ivanhoe Street and utilities will be replaced. Currently the water main leaks, the sanitary sewer has clear water issues, and there is groundwater seepage. Street features are as follows:

- 49<sup>th</sup> Avenue East to 51<sup>st</sup> Avenue East segment: dead end, 36' wide street.
- 51<sup>st</sup> Avenue East to 52<sup>nd</sup> Avenue East segment: 24' to 26' wide street, sidewalks
- 52<sup>nd</sup> Avenue East to 53<sup>rd</sup> Avenue East segment: 22' of gravel, 18' paved, 1 sidewalk
- 53<sup>rd</sup> Avenue East to 54<sup>th</sup> Avenue East segment: 28' to 30' wide, dead end.

Public meetings regarding this project were held on November 16, 2010, December 9, 2010, January 10, 2011 and February 3, 2011. Construction issues that have been discussed include access during construction, mailbox access, tree replacement and the actual construction schedule.

The estimated total cost of the project is \$1,392,700, with \$622,500 to be paid from the Street Improvement Fund, \$535,200 from the various utility funds, and with approximately \$211,500 to be paid by special assessment at a maximum rate of \$50 per linear front foot.

Proposed is a new street of equal width its full length. Original plans included a sidewalk along one side of the street, but these were amended at the January 10 city council meeting to remove the sidewalk. Greg said there will be one more meeting when the plans are 90% complete. He said that many of the questions regarding construction will be included in the plan criteria, and that the contractor will hold weekly meetings with the residents once construction actually begins. He stressed the importance of regular communication between the city, the contractor and the residents.

Dave Montgomery said he wanted to stress that the \$50/foot assessment rate is a maximum estimate, and that the actual rate could very well be less.

Residents were then invited to address the board.

**Karol Lundquist, 5131 Ivanhoe Street**

Ms. Lundquist asked if sidewalks are still on the table. Greg said no, the sidewalks have been removed from the plans.

**Jane Stauber-Wilson, 4924 Ivanhoe Street**

Ms. Stauber-Wilson said that at a previous meeting it was mentioned that the originally-planned sidewalks would be 3% of the total construction costs. She wanted to know if removing the sidewalks from the plan would result in an adjusted construction estimate. She also said that she felt the \$50/foot estimated assessment was too high, citing the Glenwood Street project, which has a cap of \$47/foot. She said that since 2002 there have been 15 water main breaks on Ivanhoe Street resulting in 35 days without water for its residents, and that she feels that the city has lied to the residents and not listened to their complaints. The water main problem has been there for years. She does not feel that rebuilding the street is going to increase her property value.

Dave said that one reason the street is being rebuilt is to fix the water main. He said the project has been on board for quite some time. He also said that the \$47/foot estimate was not just for Glenwood Street but applied to all street rebuilds done in 2010. He explained that the board looked at construction costs in 2010 to arrive at the 2011 estimate, but that the actual assessment rate could be less.

**Ryan Stauber, 4924 Ivanhoe Street**

Mr. Stauber cited Minnesota state code which states that a special assessment can't exceed the amount by which the property value improves. He said that the westernmost two blocks of Ivanhoe Street will not benefit from the construction, and will actually lose ten feet of road width.

Keith Hamre moved to recommend reconstruction of Ivanhoe Street to the city council. Jim Benning seconded and the motion passed unanimously. Dave Montgomery reminded the attendees that a resolution recommending the ordering-in of the project will go to the city council on March 14, and that residents are welcome to attend that meeting and speak to the council about the project.

Respectfully submitted,

David Montgomery, Chair  
Special Assessment Board

Jeanne Horn, Secretary  
Special Assessment Board